

LAND PROPERTY // FOR SALE

Henry Ford Museum of American Innovation

PRICE REDUCED! 2.31 ACRE DETROIT LAND PORTFOLIO CONSISTING OF 14 LOTS

MULTIPLE ADDRESSES

DETROIT, MI



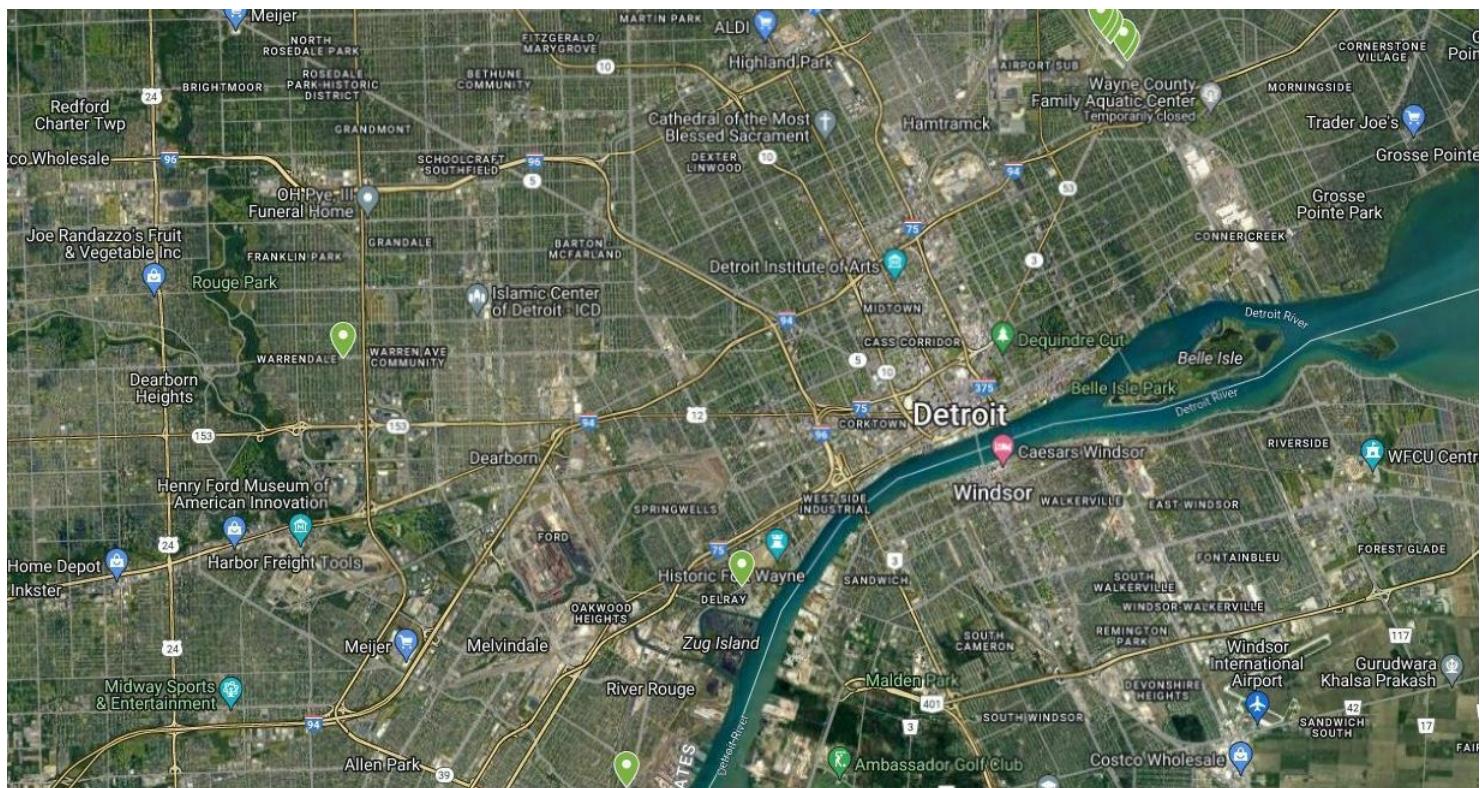
- Detroit Land Lot Portfolio & Strip Center Redevelopment Opportunity
- Includes 14 lots totaling 2.31 acres
- Lots located on Conner St, W Warren Ave & W Jefferson Ave

- Multiple lots adjacent to Coleman A. Young Municipal Airport
- One Lot Adjacent to Gordie Howe International Bridge
- Great Visibility

11908-11940 CONNER ST, DETROIT, MI 48205 // FOR SALE

EXECUTIVE SUMMARY

Henry Ford Museum of American Innovation



Total Sale Price

\$1,200,000

PROPERTY OVERVIEW

With many transformational retail developments coming to Detroit, these multiple lots on Conner St, W Jefferson Ave, and W Warren Ave, totaling 2.31 acres offers an exciting opportunity to add to the momentum. This retail center and several of the vacant lots are located across the street from Coleman A Young Municipal Airport (Detroit City Airport), which is poised to begin a massive transformation for the first time in nearly 30 years. The lot at 7212 W Jefferson Ave is also across the street from the Gordie Howe International Bridge which will deliver much-needed transportation improvements for international travelers and provide jobs and opportunities for growth to the Windsor-Detroit region. Please refer to the photos page in this brochure to see aerials of available lots included in this portfolio.

Conner St & Ecorse Rd Parcels: \$665,000

7212 W Jefferson Ave: \$495,000

Warren Ave Parcel: \$40,000

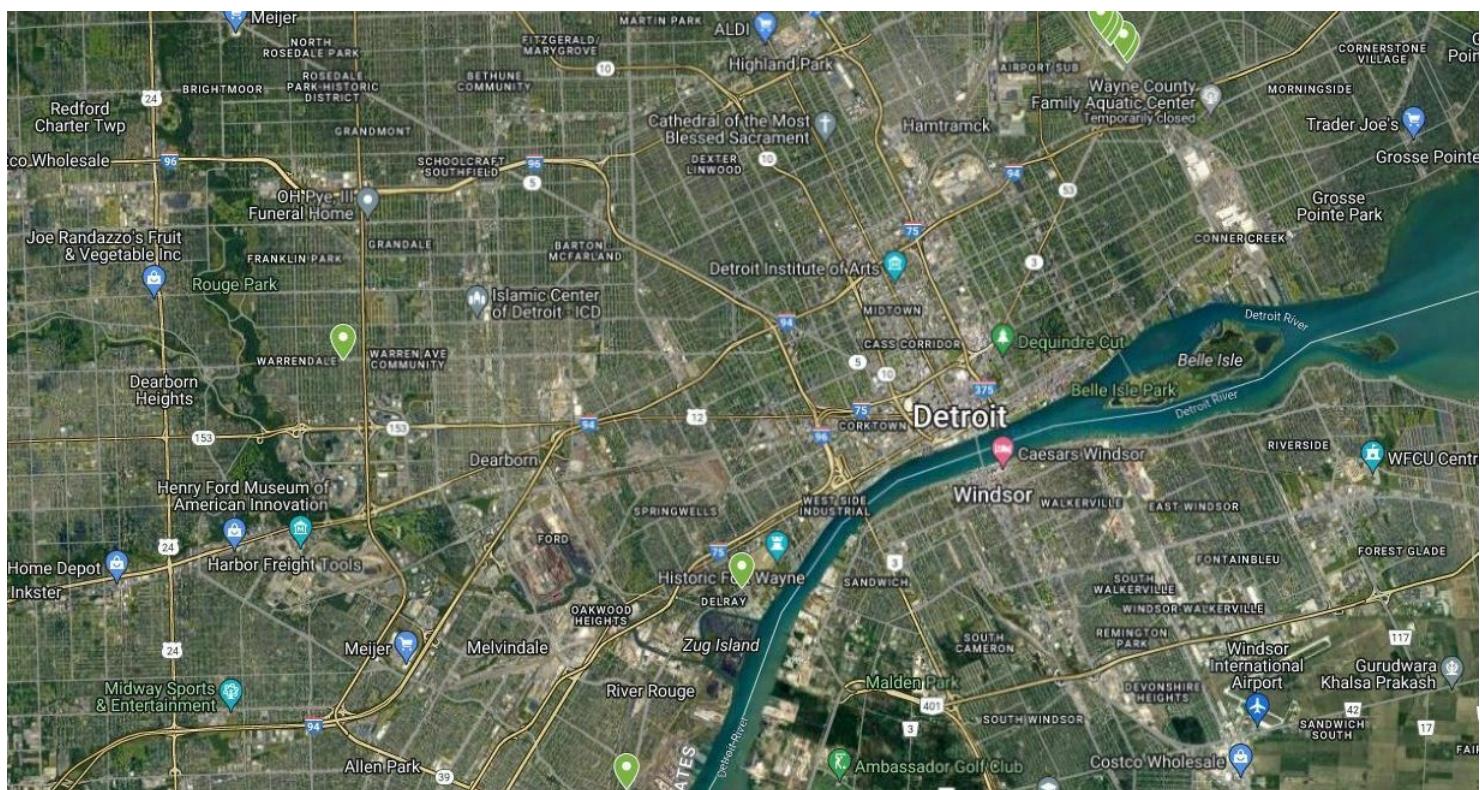
LOCATION OVERVIEW

Located across the street from The Coleman A. Young International Airport. Close proximity to I-94, Harper Ave and Van Dyke Ave. Approximately 6 miles northeast of Downtown Detroit.

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LAND LOTS

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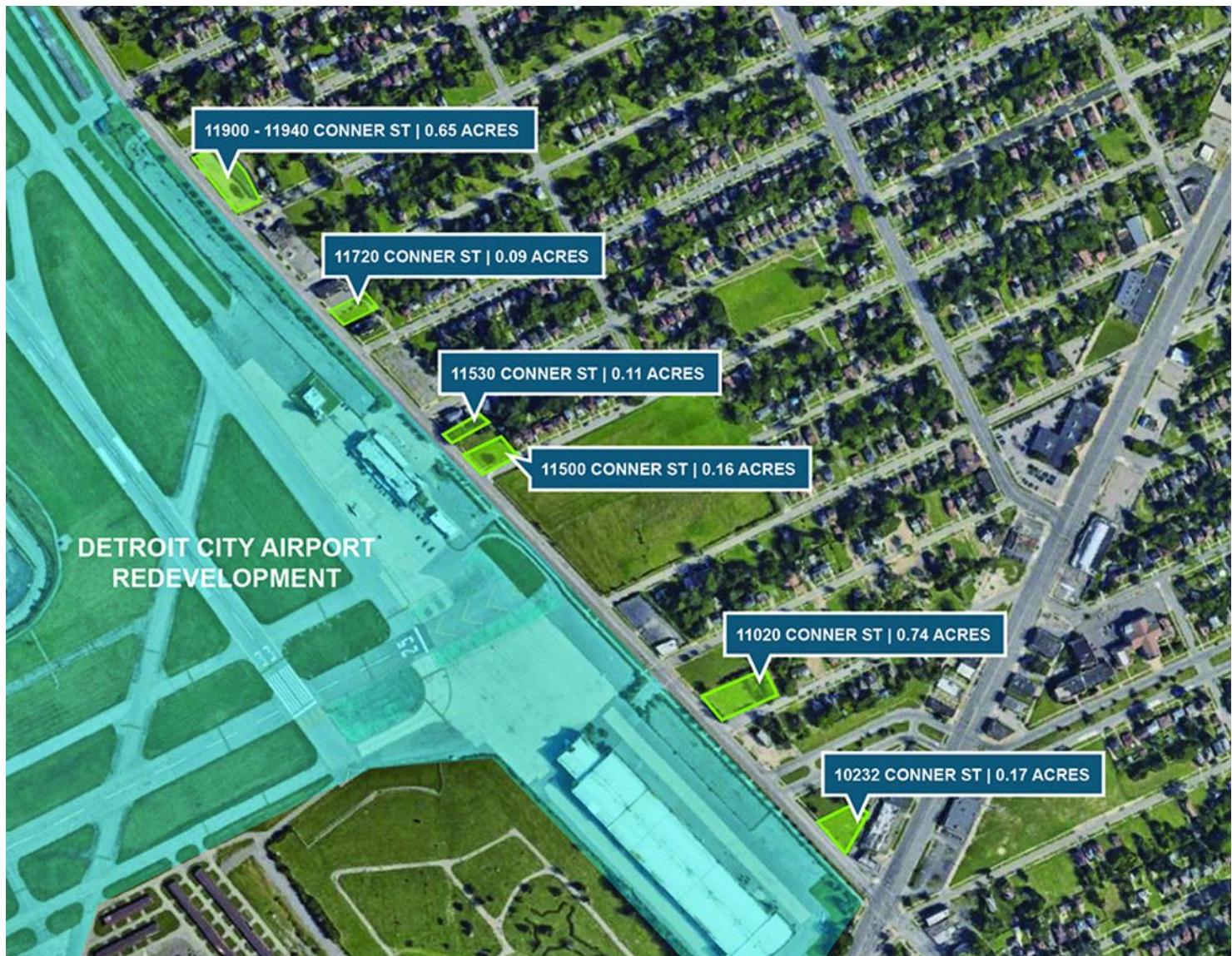
OF LOTS 14 | TOTAL LOT SIZE 0.07 - 0.74 ACRES | TOTAL LOT PRICE \$40,000 - \$1,200,000 | BEST USE COMMERCIAL

| ADDRESS | APN | SIZE | DESCRIPTION |
|-------------------------------|--------------------|------------|--|
| 11940 Conner St | 21-046341 | 0.12 Acres | Retail Strip Center Lot directly across the street from new City Airport Development |
| 11932 Conner St | 21-046340 | 0.11 Acres | Retail Strip Center Lot directly across the street from new City Airport Development |
| 11923 Conner St | 21-046339 | 0.11 Acres | Retail Strip Center Lot Retail Strip Center Lot directly across the street from new City Airport Development |
| 11916 Conner St | 21-046338 | 0.11 Acres | Retail Strip Center Lot Retail Strip Center Lot directly across the street from new City Airport Development |
| 11908 Conner St | 21-046337 | 0.1 Acres | Retail Strip Center Lot directly across the street from new City Airport Development |
| 11900 Conner St | 21-046336 | 0.1 Acres | Retail Strip Center Lot directly across the street from new City Airport Development |
| 10232 Conner St, Detroit | 21-0462778 | 0.17 Acres | Vacant lot adjacent to Marathon gas station directly across the street from new City Airport Development |
| 10232 Conner St, Detroit | 21-046291 | 0.74 Acres | Empty Lot at the corner of Conner St & Rosemary directly across the street from new City Airport Development |
| 11500 Conner St, Detroit | 21-0463023 | 0.16 Acres | Empty lot at the corner of Conner St & Flanders directly across the street from new City Airport Development |
| 11530 Conner St, Detroit | | 0.11 Acres | Tenant occupied lot on Conner St in between St Patrick & Flanders directly across the street from new City Airport Development |
| 11720 Conner St, Detroit | 21-0463178 | 0.09 Acres | Empty lot on Conner St, between Whithorn & Sanford directly across the street from new City Airport Development |
| 18601 W Warren Ave, Detroit | 22-000267 | 0.07 Acres | Lot at the corner of Warren St and Greenview |
| 7212 W Jefferson Ave, Detroit | 18-000093 | 0.18 Acres | Unoccupied pallet warehouse on Jefferson between Cottrell & S Green Rd. |
| 4000 W Jefferson Ave, Ecorse | 34-005-08-0008-000 | 0.14 Acres | Vacant lot at corner of W Jefferson & Alexis Rd in Ecorse |

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ADDITIONAL PHOTOS

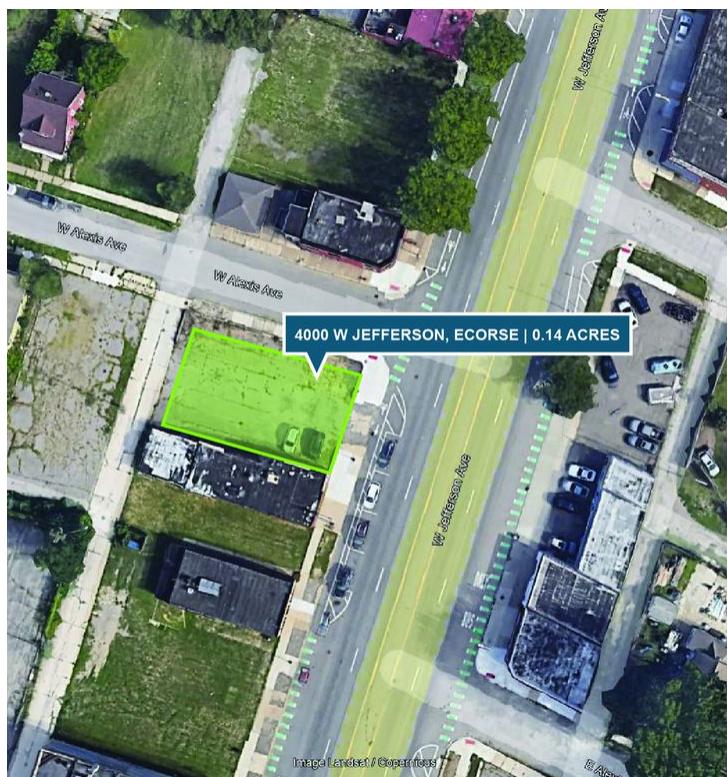
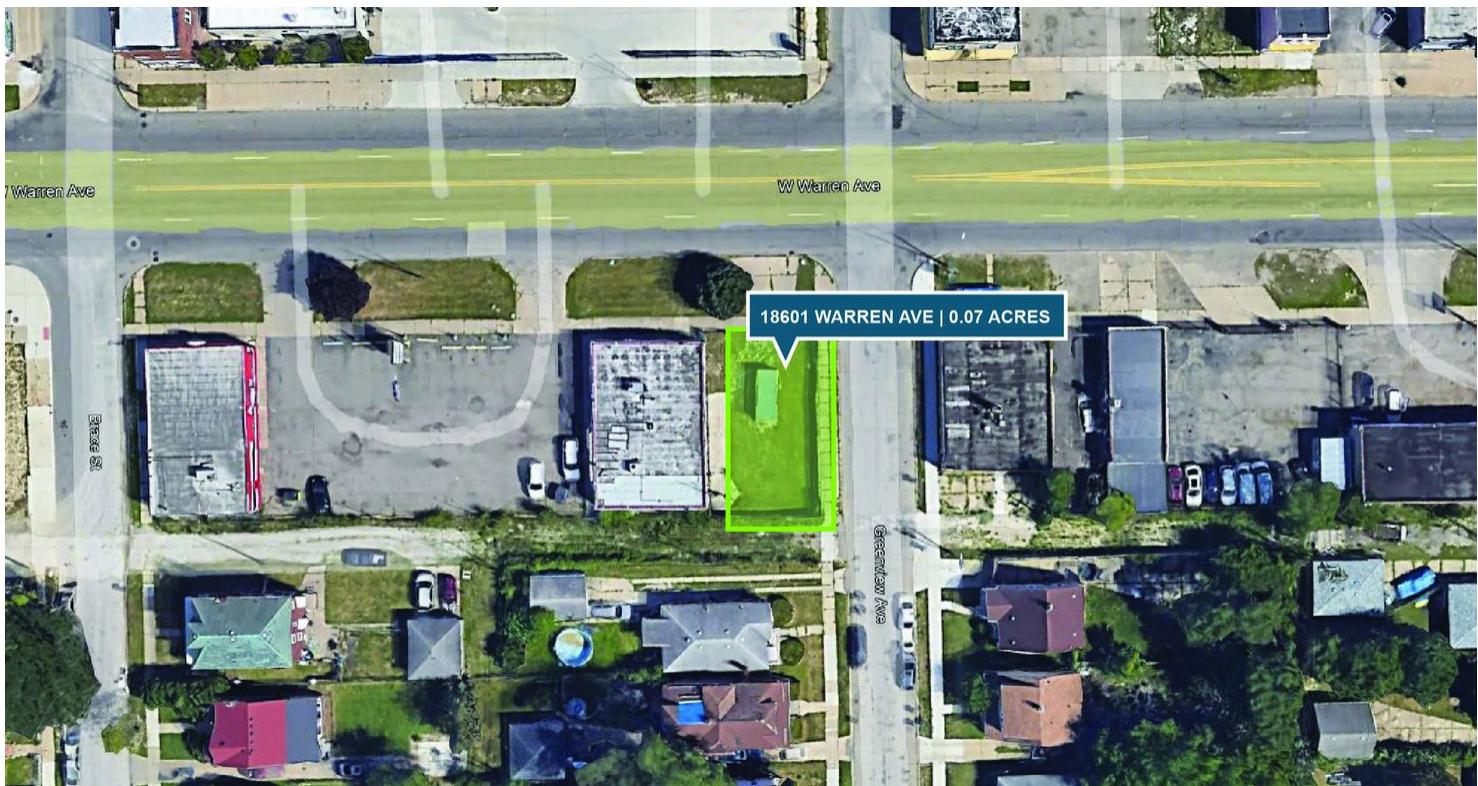
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LAND LOTS IN PORTFOLIO

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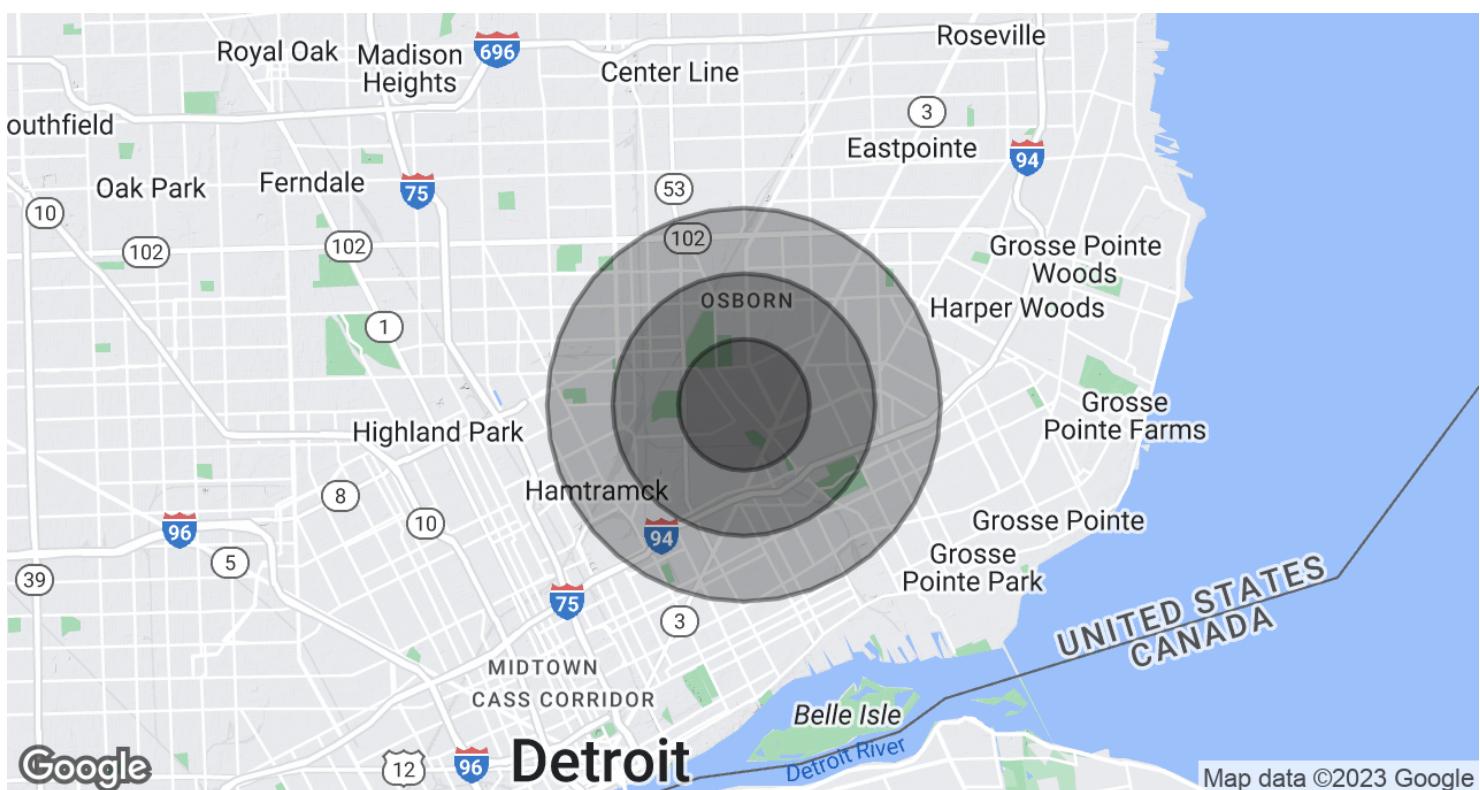
RETAIL CENTER PHOTOS

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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,538 | 61,072 | 143,142 |
| Average Age | 28.7 | 29.5 | 30.8 |
| Average Age (Male) | 24.5 | 26.1 | 28.2 |
| Average Age (Female) | 31.8 | 33.2 | 33.2 |

HOUSEHOLDS & INCOME

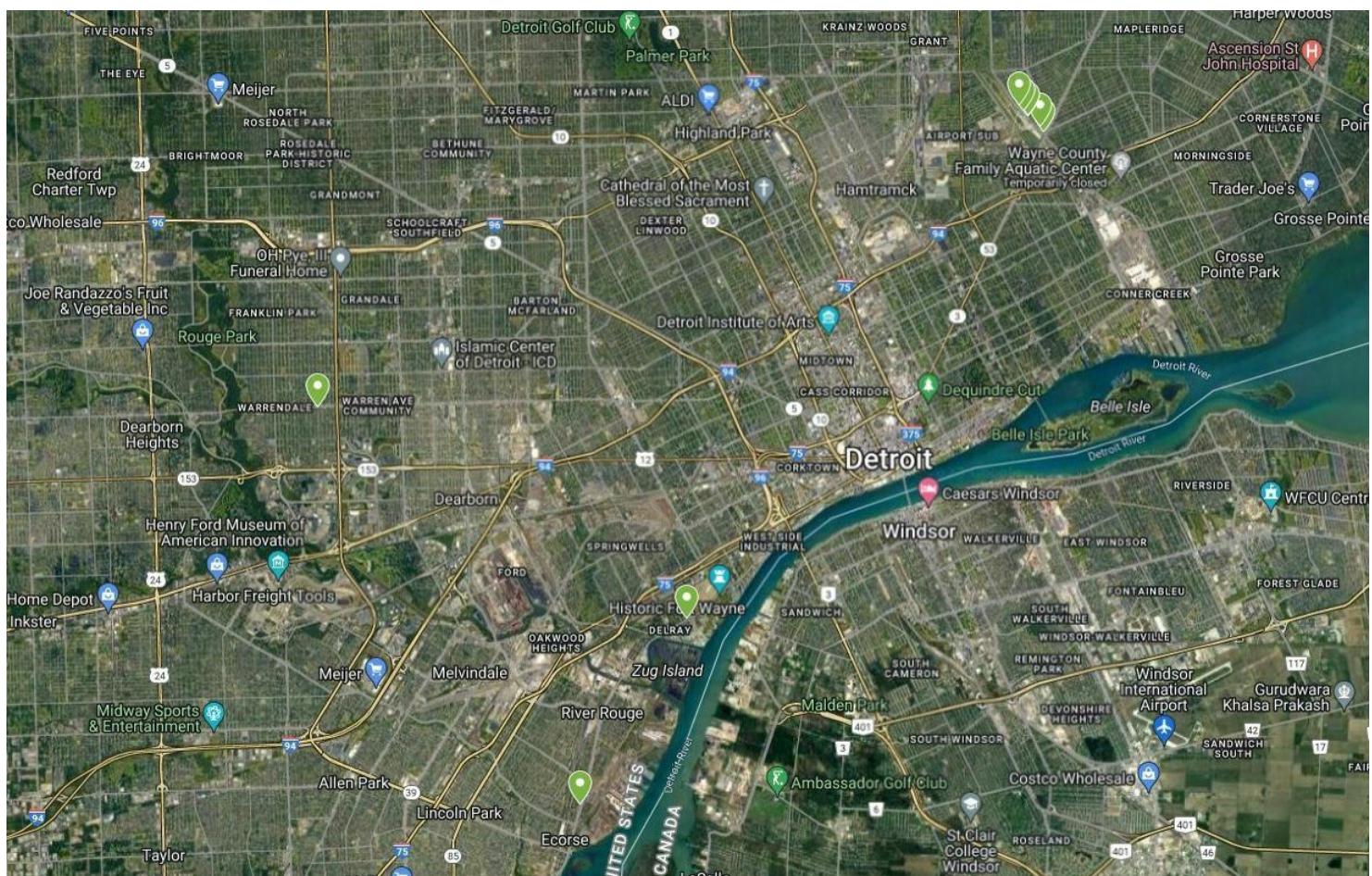
| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|----------|----------|----------|
| Total Households | 4,283 | 18,478 | 44,679 |
| # of Persons per HH | 3.4 | 3.3 | 3.2 |
| Average HH Income | \$34,536 | \$35,452 | \$35,186 |
| Average House Value | \$76,861 | \$76,376 | \$76,799 |

* Demographic data derived from 2020 ACS - US Census

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



Matthew Schiffman
CEO/MANAGING MEMBER
D: 248.281.9907
C: 248.943.6449
matt@paccommercial.com



Mike Gunn
SENIOR ASSOCIATE
D: 248.331.0202
C: 248.924.7499
mike@paccommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

paccommercial.com

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